

Harris County

Facilities & Property Management

Jim Lemond, Director

1310 Prairie Street, Suite 1330 | Houston, Texas 77002 | Main 713.755.5091 Fax 713.755.8802 | WWW.HCFPM.NET

MEMORANDUM

To: William J. Jackson, Executive Director, Budget Management Dept.
From: Jim Lemond, Director, Facilities & Property Management *Jim Lemond*
Date: May 31, 2012
Re: Request for Capital Funds

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HARRIS COUNTY
FACILITIES & PROPERTY
MANAGEMENT SERVICES

Bill, please see the attached items regarding critically-needed Fire Service upgrades to certain County elevators. Since 1993, the State of Texas has required owners of buildings with elevator service to install certain safety-related equipment known as "Firefighters Service Operations" on their elevators and/or escalators. The operational standards followed by the State are set out in certain Codes formulated by the American Society of Civil Engineers Code 21, commonly referred to as "ASCE Code 21" and by the American Society of Mechanical Engineers Safety Code for Elevators and Escalators, commonly referred to as "ASME Code A17.1".

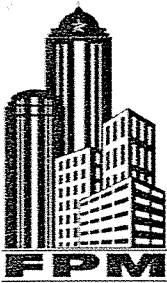
For over 19 years, the State (and any city acting under its jurisdiction) has routinely not enforced those provisions against elevator owners. On April 24, 2012, however, The State of Texas, under the provisions of Chapter 754 of the Texas Health and Safety Code, gave notice to all elevator owners in the state that they must satisfy the requirements of ASCE Code 21 and ASME Code A17.1 by September 1, 2012, and stated that "... Elevators found on or after this date to not be in compliance with the law WILL IMMEDIATELY BE REMOVED FROM SERVICE."

To date, Harris County has been issued three (3) notices of violations by the City of Houston for elevator systems located in its buildings---to correct those violations will require the sum of \$245,000. In addition, the County owns seven (7) other facilities with elevator systems in need of fire system upgrades---the cost to complete those upgrades total \$1.7 million.

Request is therefore, made to obtain expedited approval for a minimum of \$245,000 to address upgrades at the three buildings for which the County has been issued citations. Beyond that, with the State mandating that the remaining seven must also be remediated before September 1st, FPM seeks additional capital funding in the sum of \$1.7 million to address the deficiencies.

I'd like to meet with you as soon as possible to discuss.

cc: John Blount, PID
Dave Bechtol, PID




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MEMORANDUM

To: Jim Lemond
From: Rosanette Bosco 
Date: May 21, 2012
Re: **Code Required Upgrades to Elevators at Annex 21, Annex 44 and IPC**

Per your request, the following is a summary of required code upgrades to the elevators referenced above:

Background:

The State of Texas requires owners of elevator equipment to install certain safety-related items on the equipment retroactively to comply with codes and keep the equipment operational. 'Firefighters' Service Operation' upgrades are now required to be performed by Harris County no later than September 1, 2012.

The State and City of Houston have previously granted delays upon application to retrofit or modernize existing elevators however, per City Officials, no additional delays will be granted.

Required Work:

In order to be in compliance, the following elevators will require modification or alteration to install the code requirements:

- **Annex 21** at 49 San Jacinto, three elevators \$70,000
- **Annex 44** at 1310 Prairie, four elevators \$40,000
- **IPC** at 1201 Commerce, three elevators \$135,000

This required work totals \$245,000. If Consulting Services are required to deliver this project through FPM, the total project cost will increase.

In addition to the above, there are seven (7) other facilities which have elevators in need of these code required upgrades totaling \$1.7 million, not including Consulting Services fees, if required.

Conclusion:

To be in compliance with the law, all equipment must be upgraded by September 1, 2012. It is important to note that not performing these upgrades could result in fines and/or removal of the elevators from service effecting Facility operation, and occupant safety.

It is my understanding from Anthony that 'Notices of Violation' have been received on the three (3) facilities listed above.

Let me know if you have any questions.

Attachments

cc: Mark Crossland
Anthony Bean